

LEGEND

These standard symbols might be found in the drawing.

- CDNC. Concrete
BIT. Bituminous
U. Utility Pole
WV. Water Valve
GV. Gas Valve
--- Boundary Line
--- Edge of Road / Drive
--- Stone Wall
--- Catch Basin
--- Sewer Manhole
--- S.W.H. 5/8" Iron Pin Set
--- I.P.S. 5/8" Iron Pin Set
--- D.H.F. Drill Hole Found
--- D.H.S. Drill Hole Set
--- WLF 2 Wetland Flag
--- GMS Granite Merestone
EX. CDNC. MDN. Existing Concrete Monument
--- To Be Set
--- TBS Vinyl Fence

Zoning Compliance Chart		
Zone: R-80		
Minimum Lot Area:	Required: 80,000 s.f.	Provided: 41,976 s.f.*
Minimum Lot Frontage:	180 ft.	202 ft.
Minimum Front Yard Setback:	50 ft.	30.6 ft.*
Minimum Side Yard Setback:	20 ft.	18.25 ft.*
Minimum Rear Yard Setback:	50 ft.	113.7 ft.
Maximum Building Height:	35 ft.	30 ft.

*Existing Nonconforming Lot

NOW OR FORMERLY
ANDREW J & DAVID & GLENN T GRONDZIK
141 Chapel Hill Road
Town Clerk Volume 560 Page 479
Tax Assessor Map 28 / Lot 10

NOW OR FORMERLY
KENNETH & BARBARA MICHEL
125 Chapel Hill Road
Town Clerk Volume 337 Page 556
Tax Assessor Map 28 / Lot 12A

Metal Post

Metal Post

Subject Parcel:
Parcel Number: 28-011
Area: ±41976 sqft. / ±0.96 acres

GENERAL NOTES:

- Reference is made to the following plans:
 - "Plan Of Proposed Septic Repair Prepared For Joseph Pennell, 133 Chapel Hill Road, Oakdale, CT.. Scale: 1 Inch = 20 Feet, Date: March 10, 2004; Plan Revised Through: June 15, 2004." Plan surveyed and mapped by A-2 Maps and Surveys. Plan provided to Florek Surveying LLC by client.
 - "Subdivision Map Property Of John W. Jakan, Chapel Hill Road, Montville, Conn. Scale 1"=100', June 11, 1976; Revised July 16, 1976. Sheet 2 of 2. "Plan surveyed and mapped by Bernard F. Stone & Assoc. Plan filed on the Montville Land Records in Map Book 3 Page 96.
- North orientation is based on a static GPS observation utilizing a Carlson BRX-6 and Acorn Network in November 2024.
- Reference is made to the following deed filed in the Town of Montville Clerk's Office Volume 557 Page 2011.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- Not all underground utilities may be shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.

SURVEY NOTES:

- This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a PROPERTY SURVEY based on a RESURVEY in General Note 1a-b. This plan is intended to show EXISTING CONDITIONS.

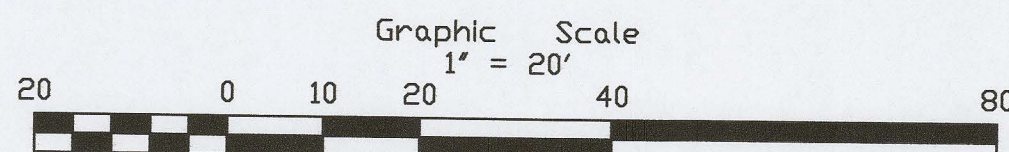
- This survey conforms to Class A-2 / T-2.

To the best of my knowledge and belief this map is substantially correct as noted thereon.

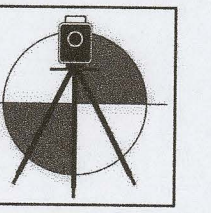
Brian D. Florek, LS, CFS
November 19, 2024

Brian D. Florek, LS, CFS #70135 / NCFS-026
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com 860.271.6006

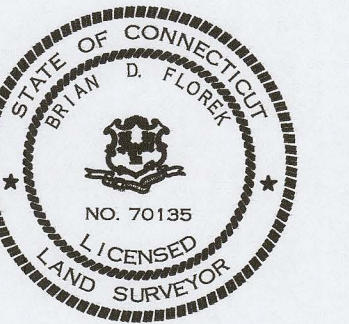
Not Valid
Without
Signature Over
Embossed Seal



Florek
Surveying, LLC



239 Shore Road
Waterford, CT 06385
(860) 271.6006
bflorek@floreksurveyingllc.com



REVISION TABLE		BY	
REVISION	Town Comments	BDF	
DATE	11-21-24		

PROPERTY SURVEY
PREPARED FOR
JOSEPH J. & GINA M. PENNELL
133 Chapel Hill Road
Montville, Connecticut

SHEET No.:

1
OF 1

SCALE:
1" = 20'

DATE:
November 13, 2024

PROJECT NO.
24-88

FILE:
24-88_086_133-ChapelHillRd-Pennell

DWG. NAME:
Pennell-20scale.dwg

SURVEYED BY:
A.M./T.N.

DRAWN BY:
A.M./B.F.